

**REDEVELOPMENT AGENCY MEETING
JANUARY 27, 2004**

The meeting called to order as the City Council at 10:08 a.m. by Mayor Murphy.

Roll Call Peters, Zucchet, Atkins, Lewis, Maienschein,
 Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager
Richard Devaney, City Attorney
Leslie Girard, City Attorney
Charles Abdelnour, City Clerk
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 10:13 a.m.

The meeting reconvened as the Housing Authority at 10:13 a.m.

The meeting adjourned as the Housing Authority at 10:14 a.m.

The meeting reconvened as the Redevelopment Agency at 10:14 a.m.

1. **Approval of the minutes of:**

November 18, 2003, special
November 25, 2003

Motion by Member Atkins to approve
Second by Member Madaffer
Vote: 9-0

REDEVELOPMENT AGENCY MINUTES – JANUARY 27, 2004

Adoption

3. **Housing Rehabilitation Loan Program In the City Heights Redevelopment Project Area. (Districts 3, 4, 7).**

(RA 2004-79)

1) Authorize the appropriation and expenditure of up to \$685,000 in the City Heights housing set-aside bond proceeds (tax-exempt) for the administration of the program and to fund housing rehabilitation loans to owner-occupants in the City Heights Redevelopment Project Area; and 2) authorize the execution of the revised Agreement between the Redevelopment Agency of the City of San Diego and the San Diego Housing Commission for the administration of the City Heights Housing Rehabilitation Loan Program in an amount not to exceed 15% of the total loans funded.

Redevelopment Agency report dated December 29, 2003.

Housing Commission Companion Item no. 1

Auditor Certificate Number: AC 2400687

Motion by Member Lewis to approve

Second by Member Madaffer

Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03714 and D-03714.

Adoption

4. **Euclid Avenue Streetscape-City Heights Redevelopment Project.
(Districts 3, 4, 7).**

(RA 2004-70)

Make necessary findings and authorize the contribution of up to \$100,000 from the City Heights Redevelopment project tax increment to the City for the purpose of financing the City Heights Euclid Avenue Streetscape Improvement Project – CIP No. 52.699.0.

See Redevelopment Agency report dated December 1, 2003.

Council Companion Item no. 333

Auditor Certificate Number: AC 2400668

Motion by Member Lewis to approve

Second by Member Madaffer

Vote: 9-0

**Redevelopment Agency Resolution number R-03715; and City Council
Resolution number R-298822.**

5. **Ken-Tal Senior Housing Project. (District 3).**

(RA 2004-73)

Certify that the information contained in the Project No. 8132 has been completed in compliance with the California Environmental Quality Action and State CEQA Guidelines, and that said Mitigated Negative Declaration (MND) reflects the independent judgment of the City of San Diego as Lead Agency, and state for the record that the final MND has been reviewed and considered prior to approving the actions; adopt the Mitigation Monitoring and Reporting Program.

(RA 2004-92) (Cor. Copy)

Approve the Basic Concept Drawings with respect to the construction of an affordable housing project, The Ken-Tal Senior Housing Project, within the City Heights Redevelopment Project Area.

Adoption

5. **Ken-Tal Senior Housing Project. (District 3).** (Continued)

(RA 2004-71) (Cor. Copy 1/14/04)

1) Authorize the Executive Director or designee to execute an Owner Participation Agreement with Ken-Tal Senior Partners, L.P. for the project;
2) Amend the Redevelopment Agency budget for the City Heights Redevelopment Project Area to authorize the appropriation and expenditure of City Heights low-and moderate-income housing set-aside funds (Fund 98204) in the amount of \$1,444,622 for the Ken-Tal Senior Housing Project; and 3) Authorize the Executive Director or designee to execute and expend funds in the form of a residual receipts loan in the amount of \$3,844,622.

(RA 2004-72)

Approve the findings of benefits for the use of Horton Plaza and Centre City housing set aside funds outside the redevelopment project areas.

See Redevelopment Agency report no. RA-04-02 and City Manager report no. CMR-04-01, dated January 21, 2004.

Council Companion item no. 334.

Auditor Certificate Number: AC 2400672

Motion by Member Atkins to approve
Second by Member Zuchet
Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03716, R-03717, R-03718 and D-03718; and R-03719; and City Council Resolution number R-298823.

The meeting adjourned as the Redevelopment Agency at 10:22 a.m.

The meeting reconvened as the City Council at 10:23 a.m.

The meeting adjourned as the City Council at 10:24 a.m.

The meeting reconvened as the Redevelopment Agency at 10:24 a.m.

Adoption

Member Fyre stated she received the information from staff regarding Redevelopment Agency Item no. 7.

7. **Third Amendment to Agreement for Civil Engineering Consultant Service Nasland Engineering. (District 2)**

(RA 2004-64)

Approving the Third Amendment to the Agreement for Civil and Rail Engineering Services with Nasland Engineering in the amount of \$324,000; maximum compensation will not exceed \$1,117,771.

See Centre City Development Corporation report no. CCDC-04-08, dated January 21, 2004.

Auditor Certificate: AC 23001085

Motion by Member Fyre to approve
Second by Member Zucchet
Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03720 and D-03720.

The meeting adjourned as the Redevelopment Agency at 10:25 a.m.

The meeting reconvened as the City Council at 10:25 a.m.

The meeting adjourned as the City Council at 11:00 a.m.

The meeting reconvened as the Redevelopment Agency at 11:00 a.m.

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Adoption

2. **Exclusive Negotiation Agreement (ENA) with Proposed College Center Project, Crossroads Redevelopment Project Area. (District 7).**

(RA 2004-82)

That the Redevelopment Agency enter into an Exclusive Negotiation Agreement (ENA) with Barrett American Inc. and Horseshoe Cover Investments LLC for the proposed College Center project and accept a Developer Deposit of \$40,000; and 2) Amend the Fiscal Year 2004 Agency budget for Crossroads and authorizing expenditure of funds for costs related to the ENA.

See Redevelopment Agency report no. RA-04-03, dated January 21, 2004.

Auditor Certificate Number: AC 2400657

Motion by Member Madaffer to approve
Second by Member Zucchet
Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03721 and D-03721.

6. **First Implementation Agreement with Catholic Charities. (District 2).**

(RA 2004-80)

Approving the First Implementation Agreement with Catholic Charities for the Ninth and F Street Apartments Project.

See Centre City Development Corporation report no. CCDC-04-08, dated January 21, 2004.

Auditor Certificate: AC 2300013

Motion by Member Atkins to approve as amended and agreed by staff to change the Interest Rate to Zero.
Second by Member Zucchet
Vote: 9-0

Redevelopment Agency Resolution and Document numbers R-03722 and D-03722.

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Adjournment

The meeting adjourned as the Redevelopment Agency at 11:06 a.m.

Charles G. Abdelnour, Secretary Redevelopment Agency
of the City of San Diego, California